

APPEAL DECISION, 51 STRIPS OF CRAIGIE ROAD (AN260-2003)

Reference is made to the decision of the Council on 13th August 2002, under powers delegated to the Director of Planning and Transportation in consultation with the Convener, to refuse planning permission for the above development. The Council considered that the proposals would result in an over-dominant feature on the house and an incongruous feature within the streetscape contrary to Policies H1 and H4 of the Dundee Local Plan 1998.

It is reported that the decision was, subsequently appealed by the applicant under the provisions of Section 47 and Schedule 4 of the Town & Country Planning (Scotland) Act 1997.

The appeal was determined by written representations and the decision was received by the Council on 1st May 2003. A copy of the decision letter can be found in the Member's Lounges.

The Reporter considered the determining issue to be whether the proposal is consistent with the relevant provisions of the development plan; and if not whether an exception to these provisions is justified by other material considerations.

In summary, the Reporter concluded that the proposal would give the appearance of converting the property into a three storey flat roofed structure completely out of character with this locality. Dormers on nearby properties were more modest in scale and located on detached or semi-detached houses which tends to minimise their visual impact. The Reporter agreed with the Council's reasons for refusal.

Accordingly, the appeal was **DISMISSED**.